

FORT BLISS

COUNTY OF EL PASO

FORT BLISS

CAMINO AZTECA

MONTANA AVE

TURNER RD

EDGEMERE BLVD


JOE BATTLE


CITY OF EL PASO


ZAMGOZA RD


PEBBLE HILLS BLVD


Legend


 ETJ Boundary


 Municipality


 NAME


 CITY OF EL PASO


 HORIZON

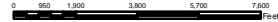
 SCCRRO

 regains arc

 STUDY AREA





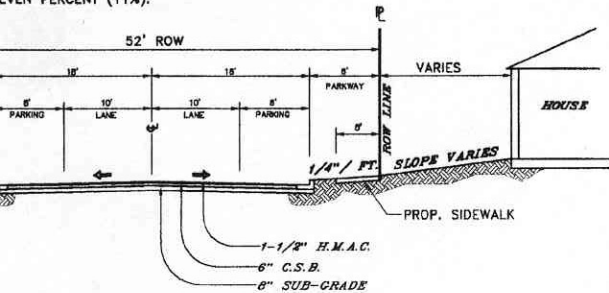


Department of Planning, Research and Development

ANNEXATION SITE PLAN

BEING A PORTION OF TRACT 2, SECTION
BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEY
EL PASO COUNTY, TEXAS.
CONTAINING: 16.402 ACRES

STREETS SHALL HAVE A MINIMUM GRADE OF FIVE
PERCENT (0.5%) OR A MAXIMUM GRADE
EVEN PERCENT (11%).

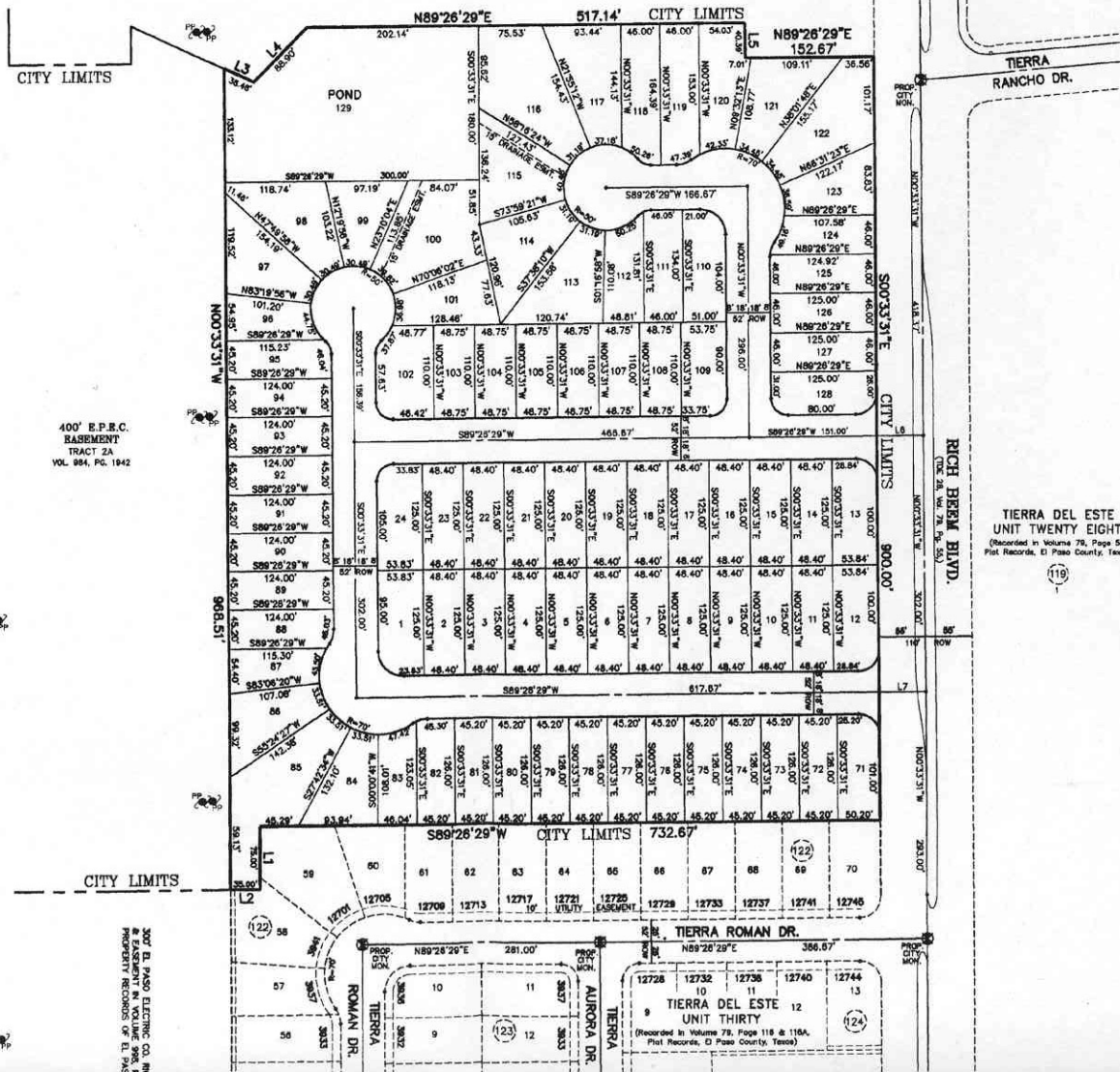


52' R.O.W.
ENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'

LINE	LENGTH	BEARING
L1	75.00	S00°33'31"E
L2	35.00	S89°28'29"W
L3	38.48	N88°02'31"W
L4	88.80	S44°28'22"W
L5	40.39	N00°33'31"W
L6	55.00	S89°28'29"W
L7	55.00	S89°28'29"W

SECTION 34,
BLOCK 79, TSP 2
TRACT 12
Vol. 3073, Pg. 125

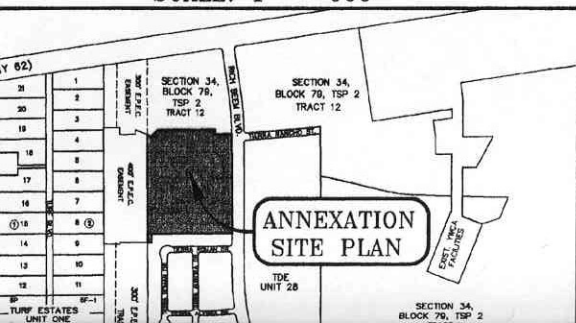


TIERRA DEL ESTE
UNIT TWENTY EIGHT
(Recorded in Volume 78, Page 55,
Plat Records, El Paso County, Texas)

RICH BERM BLVD.

119

SCALE: 1" = 600'



TOTAL RESIDENTIAL LOTS
82

SCALE: 1"=100'

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: PLANNING
AGENDA DATE: 4/19/05
CONTACT PERSON/PHONE: Rudy Valdez/4635
DISTRICT(S) AFFECTED: 5

SUBJECT: RESOLUTION

That the City of El Paso, Texas hereby grants the petition for annexation submitted by Ranchos Real IV, LTD., pursuant to the provisions of Section 43.028 of the Texas Local Government Code for certain vacant property totaling approximately 16.042 acres located within Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas. The grant of the petition by the City of El Paso only authorizes receipt and processing of an annexation application and in no way infers approval of the application.

BACKGROUND / DISCUSSION:

A petition has been submitted to the City requesting processing of an application to annex approximately 16.042 acres located in the East El Paso Planning Area (south of Montana, west of Zaragoza Road and east of Loop 375). State law because of the small size of property requires processing of the resolution.

PRIOR COUNCIL ACTION: NO

AMOUNT AND SOURCE OF FUNDING:

Applicant has paid an application fee of \$550 for processing of the application.

BOARD / COMMISSION ACTION: N/A

*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

WHEREAS, Ranchos Real IV, LTD., by and through its general partner Ranchos Real Developers, Inc, (“property owner”) owns certain vacant land totaling approximately 16.042 acres and located within Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas within the City of El Paso extraterritorial jurisdiction (“subject tract”); and

WHEREAS, property owner, pursuant to Section 43.028 of the Texas Local Government Code, submitted written petition to the El Paso City Council on March 21, 2005, for its consent to accept and review an application to annex the subject tract; and

WHEREAS, the subject tract lies within the extraterritorial jurisdiction of the City of El Paso, Texas, is contiguous to the El Paso city limits, and is less than ½ mile in width; and.

WHEREAS, resolution granting the petition for annexation must be passed by the El Paso City Council prior to submittal of an annexation application in accordance with Section 43.028 of the Texas Local Government Code *“Authority of Municipalities to Annex Sparsely Occupied Area on Petition of Area Landowners;”*

WHEREAS, the El Paso City Council is of the collective determination that annexation of this area may be of benefit to the City of El Paso, that further analysis of the proposal is warranted, and that staff should be directed to accept, review and process such application pursuant to statutory and ordinance requirements.

NOW THEREFORE, be it resolved by the City Council for the City of El Paso, Texas, as follows:

1. Pursuant to the provisions of Section 43.028 of the Texas Local Government Code, the City of El Paso Texas hereby grants the property owner petition for annexation provided herein as Exhibit “B” and will process an annexation application for the subject tract described as being a 16.042 acre parcel within Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and more particularly identified in the attached Exhibit “A,” subject to the following limitations:
 - a. This grant only authorizes receipt and processing of an annexation application for the subject tract.
 - b. This grant does not approve, promise the approval of, or in any way suggest the approval of such annexation application, but only to commit to review and processing of the application as prescribed by Chapter 43 of the Texas Local Government Code and Ordinance 8397.

APPROVED THIS 19th DAY OF APRIL, 2005.

CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk


APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney

Doc No. 11061

APPROVED AS TO CONTENT:



Rudy Valdez, Chief Urban Planner
Planning, Research and Development
Department

MUTT-BULLARS INC.

5822 Cromo Drive, Ste. 210

El Paso, Texas, 79912

Phone: (915)587-4339

Fax: (915)587-5247

TRACT 2, SECTION 34,

BLOCK 79, TOWNSHIP 2,

TEXAS AND PACIFIC RAILWAY COMPANY

SURVEYS, EL PASO COUNTY, TEXAS

16.402 Acres
Aboud Property

The parcel of land herein described is all of Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, is a portion of that property conveyed to Aboud in Book 1437 at Page 301, Deed Records, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

The POINT OF BEGINNING being a found 1/2" diameter rebar with plastic cap stamped TX 5152 on the west right-of-way line of Rich Beam Blvd. (a dedicated public right-of-way as shown on Tierra Del Este Unit Twenty Eight, a subdivision of record in Book 79 at Page 55, Plat Records of said county, being also the northeast corner of said Aboud parcel, and from which point of beginning the following two survey ties are offered:

- 1) a found 1/2" diameter rebar with plastic cap stamped TX 5152 on the south right-of-way line of Tierra Ranch St. at the return to Rich Beam as shown on said Unit Twenty Eight bears S68°39'47"E 143.30 f South 68°39'47" East 143.30 feet; and,
- 2) another found 1/2" diameter rebar with plastic cap stamped TX 5152 on the east right-of-way line of Rich Beam Blvd. at the return to Tierra Rancho St. bears South 55°05'34" East 135.04 feet;

Thence, from said point of beginning, with the east boundary of said Aboud property and with the west right-of-way line of said Rich Beam Blvd., South 00°33'00" East 900.00 feet to a found 1/2" diameter rebar with plastic cap stamped TX 5152 ;

Thence, with the common boundary line between said Aboud property and Tract 14 of said Section 34 (Bk.4812 Pg. 1957) the following three courses:

1
2 1)South 89°27'00" West 732.67 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
3 10472, and from which corner a found 1/2" dia. rebar bears N83°12'48"W 2.36 ft.;

4 2)South 00°33'00" East 75.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
5 10472; and,

6 3)South 89°27'00" West 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
7 10472, from which corner, for reference, a found 1" dia. iron pinched top pipe at or near the southwest
8 corner of said Section 34 bears South 10°01'54" West 2176.73 feet;

9
10 Thence, with the common boundary line between said Aboud property and Tract 2A of said Section 34 (El
11 Paso Electric Company property Bk. 984 Pg. 1942) North 00°33'00" West 968.52 feet (corner is witnessed
12 by a found 1/2" dia. rebar with plastic cap stamped TX 5152 that bears N36°12'25"E 0.12 feet);

13
14 Thence, with the common boundary line between said Aboud property and Tract 12 of said Section 34,
15 the following five courses:

16 1) South 66°00'00" East 38.48 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
17 10472, which corner is also referenced by a 1/2" dia. rebar at N61°42'55"E 2.16 ft. and by a 1/2"
18 dia. rebar with plastic cap stamped TX 5252 at
19 N83°10'18"W 2.65 ft. from the corner;

20 2) North 44°27'00" East 88.90 feet, which corner is referenced by a 1/2" dia. rebar with plastic cap
21 stamped TX 5252 at S80°58'06"E 0.10 ft. from the corner and by a found 1/2" dia. rebar at
22 N80°58'00"W 2.70 ft. from the corner;

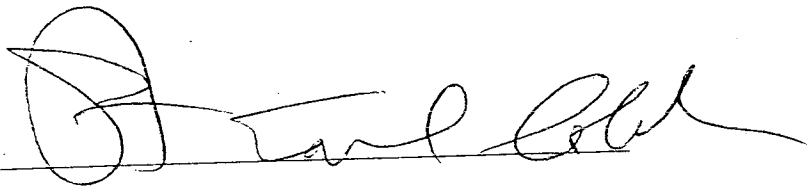
23 3) North 89°27'00" East 517.14 feet, witnessed by a found 1/2" dia. rebar with plastic cap stamped
24 TX 5152 that bears N80°25'42"E 0.07 ft.;

25 4) South 00°33'00" East 40.39 feet, witnessed by a found 1/2" dia. rebar with plastic cap stamped
26 TX 5152 that bears N57°28'31"E 0.10 ft. from the corner; and,

27 5) North 89°27'00" East 152.67 feet to the POINT OF BEGINNING and containing 714475 square
28 feet or 16.402 acres.

29
30 This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas
31 RPLS 4297. Bearings cited herein are based on true north for a surface transverse Mercator projection
32
33

centered near the subject site, as determined by RTK GPS surveying methods. This description is based
on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297.



June 16, 2004



PETITION FOR ANNEXATION OF PROPERTY
INTO THE CITY OF EL PASO

STATE OF TEXAS)
)
COUNTY OF EL PASO)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CIT OF EL PASO:

The undersigned (herein the "Landowner"), acting pursuant to the provisions of Section 43.028, Texas Local Government Code, respectfully petitions and requests the City Council of the City of El Paso to annex the hereinafter described Property into the City of El Paso and would respectfully show the following:

I.

Landowner is the sole owner of a 16.402 acre tract, more or less, located in Tract 2, Section 34, Block 79, Township 2, T&P RR Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof (the "Property").

II.

The Property is one-half (½) mile or less in width.

III.

The Property is contiguous to the municipal boundary of the City of El Paso.

IV.

The Property is vacant and without residents or on which fewer than three (3) qualified voters reside.

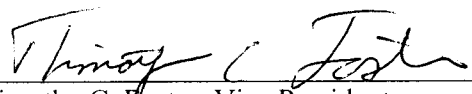
WHEREFORE, Landowner respectfully prays that this request be heard and that your Honorable Body duly pass and approve an ordinance annexing the Property into the City of El Paso.

RESPECTFULLY SUBMITTED, this 18th day of March, 2005.

Landowner:

RANCHOS REAL IV, LTD.

By: Ranchos Real Developers, Inc., General
 Partner

By: 
 Timothy C. Foster, Vice President

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this 18th day March, 2005, by Timothy C. Foster, Vice President of Ranchos Real Developers, Inc., General Partner of Ranchos Real IV, Ltd., a Texas limited partnership, corporation, on behalf of said limited partnership.

Susan McMillan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

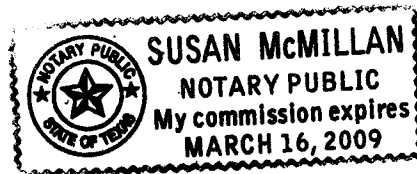


EXHIBIT "A"

MUTT-DILLARS INC.

5822 Cromo Drive, Ste. 210

El Paso, Texas, 79912

Phone: (915)587-4339

Fax: (915)587-5247

TRACT 2, SECTION 34,

BLOCK 79, TOWNSHIP 2,

TEXAS AND PACIFIC RAILWAY COMPANY

SURVEYS, EL PASO COUNTY, TEXAS

16.402 Acres
Aboud Property

The parcel of land herein described is all of Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, is a portion of that property conveyed to Aboud in Book 1437 at Page 301, Deed Records, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

The POINT OF BEGINNING being a found 1/2" diameter rebar with plastic cap stamped TX 5152 on the west right-of-way line of Rich Beam Blvd. (a dedicated public right-of-way as shown on Tierra Del Este Unit Twenty Eight, a subdivision of record in Book 79 at Page 55, Plat Records of said county, being also the northeast corner of said Aboud parcel, and from which point of beginning the following two survey ties are offered:

- 1) a found 1/2" diameter rebar with plastic cap stamped TX 5152 on the south right-of-way line of Tierra Ranch St. at the return to Rich Beam as shown on said Unit Twenty Eight bears S68°39'47"E 143.30 f South 68°39'47" East 143.30 feet; and,
- 2) another found 1/2" diameter rebar with plastic cap stamped TX 5152 on the east right-of-way line of Rich Beam Blvd. at the return to Tierra Rancho St. bears South 55°05'34" East 135.04 feet;

Thence, from said point of beginning, with the east boundary of said Aboud property and with the west right-of-way line of said Rich Beam Blvd., South 00°33'00" East 900.00 feet to a found 1/2" diameter rebar with plastic cap stamped TX 5152 ;

Thence, with the common boundary line between said Aboud property and Tract 14 of said Section 34 (Bk.4812 Pg. 1957) the following three courses:

1
2 1)South 89°27'00" West 732.67 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
3 10472, and from which corner a found 1/2" dia. rebar bears N83°12'48"W 2.36 ft.;

4 2)South 00°33'00" East 75.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
5 10472; and,

6 3)South 89°27'00" West 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
7 10472, from which corner, for reference, a found 1" dia. iron pinched top pipe at or near the southwest
8 corner of said Section 34 bears South 10°01'54" West 2176.73 feet;

9
10 Thence, with the common boundary line between said Aboud property and Tract 2A of said Section 34 (El
11 Paso Electric Company property Bk. 984 Pg. 1942) North 00°33'00" West 968.52 feet (corner is witnessed
12 by a found 1/2" dia. rebar with plastic cap stamped TX 5152 that bears N36°12'25"E 0.12 feet);

13
14 Thence, with the common boundary line between said Aboud property and Tract 12 of said Section 34,
15 the following five courses:

16 1) South 66°00'00" East 38.48 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM
17 10472, which corner is also referenced by a 1/2" dia. rebar at N61°42'55"E 2.16 ft. and by a 1/2"
18 dia. rebar with plastic cap stamped TX 5252 at
19 N83°10'18"W 2.65 ft. from the corner;

20 2) North 44°27'00" East 88.90 feet, which corner is referenced by a 1/2" dia. rebar with plastic cap
21 stamped TX 5252 at S80°58'06"E 0.10 ft. from the corner and by a found 1/2" dia. rebar at
22 N80°58'00"W 2.70 ft. from the corner;

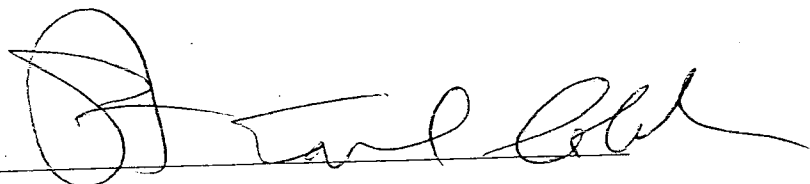
23 3) North 89°27'00" East 517.14 feet, witnessed by a found 1/2" dia. rebar with plastic cap stamped
24 TX 5152 that bears N80°25'42"E 0.07 ft.;

25 4) South 00°33'00" East 40.39 feet, witnessed by a found 1/2" dia. rebar with plastic cap stamped
26 TX 5152 that bears N57°28'31"E 0.10 ft. from the corner; and,

27 5) North 89°27'00" East 152.67 feet to the POINT OF BEGINNING and containing 714475 square
28 feet or 16.402 acres.

29
30 This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas
31 RPLS 4297. Bearings cited herein are based on true north for a surface transverse Mercator projection
32
33

centered near the subject site, as determined by RTK GPS surveying methods. This description is based
on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297.



June 16, 2004

